

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING - May 13, 1970

Appeal No. 10388-89 John E. and Henry J. Schneider, appellants

THE ZONING ADMINISTRATOR OF THE DISTRICT OF COLUMBIA, appellee

On motion duly made, seconded and unanimously carried, the following Order of the Board was entered at the meeting of May 19, 1970.

EFFECTIVE DATE OF ORDER - August 16, 1971

ORDERED:

That the appeal for variance from the minimum lot area and width requirements of the R-4 District to permit conversion of apartments into single family dwellings at 1400-1424 Holbrook Street, N.E., lots 160-166 Square 4061 be conditionally granted.

FINDINGS OF FACT:

1. The subject property is located in an R-4 District.
2. The property involved is improved with apartment houses.
3. The property is comprised of seven contiguous lots upon each of them is a four family apartment. Appellant proposes to subdivide each of these lots into two and make out of each four family apartments two 2-story single family dwellings.
4. The entire property will become fourteen single family dwellings and each on its own lot. (See Exhibit No. 2). The subdivision of the existing lots will give a 34.75 frontage into two lots and the property will be eight inches under on each lot of the required 18 feet of frontage.
5. The lot area of the property will be under by 367. The new lots created will have an area of 1433 as opposed to the 1800 square feet. The percentage of lot occupancy which is required is 60 percent. The property will have only 47 percent.
6. No opposition was registered at the public hearing to the granting of this appeal.

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OPINION:

We are of the opinion that the appellant has proved a hardship within the meaning of the variance clause of the Zoning Regulations and that a denial of the requested relief will result in peculiar and exceptional practical difficulties and undue hardship upon the owner. Further, we hold that the requested relief can be granted without substantial detriment to the public good and without substantially impairing the intent, purpose and integrity of the zone plan as embodied in the Zoning Regulations and Map.

This Order shall be subject to the following condition:

a. Each unit shall be limited to single family units upon subdivision.

The Board reserves the right to direct revocation of the occupancy permit upon a proper showing that any terms or conditions of the Order have been violated.

BY ORDER OF THE D. C. BOARD OF ZONING ADJUSTMENT

ATTESTED:

By: \_\_\_\_\_  
GEORGE A. GROGAN  
Secretary of the Board

THAT THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS ONLY UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY PERMIT IS FILED WITH THE DIRECTOR OF INSPECTIONS WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.